142.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,800 / 951,800
					USE VALUE:	951,800 / 951,800
					ASSESSED:	951,800 / 951,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAKREDES GEORGE & LEONA P/TRS
Owner 2:	GEORGE AND LEONA P MAKREDES
Owner 3:	LIVING TRUST
Street 1:	41 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAKREDES GEORGE & LEONA P -
Owner 2:	-
Street 1:	41 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2289 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	491,100	4,700	456,000	951,800
Total Card	0.115	491,100	4,700	456,000	951,800
Total Parcel	0.115	491,100	4,700	456,000	951,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.78 /Parcel: 415.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 91625

GIS Ref

GIS Ref

Insp Date 09/13/18

!10991!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	491,100	4700	5,000.	456,000	951,800		Year end	12/23/2021
2021	104	FV	469,400	4700	5,000.	456,000	930,100		Year End Roll	12/10/2020
2020	104	FV	469,600	4700	5,000.	456,000	930,300	930,300	Year End Roll	12/18/2019
2019	104	FV	367,900	4700	5,000.	427,500	800,100	800,100	Year End Roll	1/3/2019
2018	104	FV	364,400	4700	5,000.	353,400	722,500	722,500	Year End Roll	12/20/2017
2017	104	FV	342,300	4700	5,000.	324,900	671,900	671,900	Year End Roll	1/3/2017
2016	104	FV	342,300	4700	5,000.	296,400	643,400	643,400	Year End	1/4/2016
2015	104	FV	306,000	4700	5,000.	290,700	601,400	601,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:42:58

LAST REV

Date	Time
09/27/18	11:38:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10991

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKREDES GEORGE	61522-413		4/2/2013	Convenience	1	No	No		
	11344-162		6/22/1967			No	No		N

USER DEFINED

Prior Id # 1:	91625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2013	1744	Manual	6,800	C				
6/28/1993	284	Manual	5,800					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
11/29/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	189	PATRIOT
5/3/2000	Inspected	276	PATRIOT
11/16/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12000895
Const Adj.:	0.98000199
Adj $ / SQ:	197.570
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667295
Depreciation:	176166
Depreciated Total:	491129

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

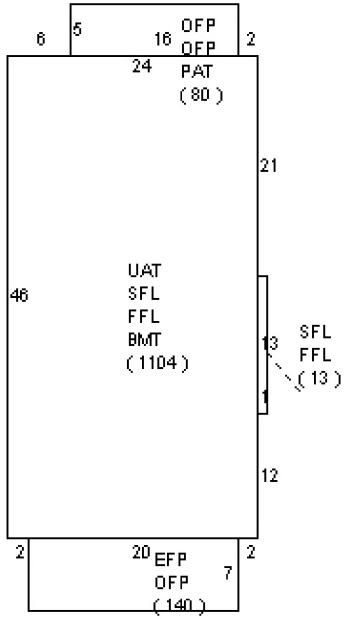
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	197.57
Special Features:	0	Val/Su Net:	118.80
Final Total:	491100	Val/Su SzAd	219.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,117	197.570	220,686
SFL	Second Floor	1,117	197.570	220,686
BMT	Basement	1,104	59.270	65,435
OFP	Open Porch	300	21.560	6,468
UAT	Upper Attic	276	89.300	24,647
EFP	Enclos Porch	140	45.740	6,403
PAT	Patio	80	5.880	470
	Net Sketched Area:	4,134	Total:	544,795
Size Ad	2234	Gross Area	4962	FinArea 2289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700